013.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	967,000	/	967,000
USE VALUE:	967,000	/	967,000
ASSESSED:	967,000	/	967,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATTUCK ROSEMARY
Owner 2:	
Owner 3:	
Street 1:	52 MARGARET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANGE CHRISTINE L-ROBERT E -
Owner 2:	-
Street 1:	6 SUFFOLK ROAD
Twn/City:	WELLESLEY
St/Prov:	MA Cntry:
Postal:	02181

NARRATIVE DESCRIPTION

This parcel contains 5,333 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5333.000	502,100	900	464,000	967,000
Total Card	0.122	502,100	900	464,000	967,000
Total Parcel	0.122	502,100	900	464,000	967,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.77 | /Parcel: 449.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

9975

GIS Ref

GIS Ref

Insp Date

03/24/18

!1241!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	502,200	900	5,333.	464,000	967,100	967,100	Year End Roll	12/18/2019
2019	104	FV	375,600	900	5,333.	493,000	869,500	869,500	Year End Roll	1/3/2019
2018	104	FV	375,600	0	5,333.	359,600	735,200	735,200	Year End Roll	12/20/2017
2017	104	FV	352,400	0	5,333.	313,200	665,600	665,600	Year End Roll	1/3/2017
2016	104	FV	352,400	0	5,333.	266,800	619,200	619,200	Year End	1/4/2016
2015	104	FV	314,300	0	5,333.	261,000	575,300	575,300	Year End Roll	12/11/2014
2014	104	FV	314,300	0	5,333.	214,600	528,900	528,900	Year End Roll	12/16/2013
2013	104	FV	327,000	0	5,333.	204,200	531,200	531,200		12/13/2012

PRINT

Date	Time
12/10/20	16:53:45

LAST REV

Date	Time
04/18/18	08:13:38

ekelly

1241

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANGE CHRISTINE	43206-402		7/1/2004		550,000	No	No		
	15623-389		6/1/1984		123,000	No	No		Y

USER DEFINED

Prior Id # 1:	9975
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2014	1110	Sign	26,350		9/3/2014			Strip and install
7/8/2013	1027	Re-Roof	9,000	C				
8/31/2010	1066	Manual	8,000					
1/22/2008	77	Redo Kit	14,300	C		G9	GR FY09	
7/28/2004	663	Redo Bat	22,000	C				2 FBTHS & 1 REPL W

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2018	Inspected	BS	Barbara S
2/27/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	372	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
9/24/1999	Mailer Sent		
9/24/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5333		Sq. Ft.	Site		0	80.	1.09	1									463,992						464,000	

Total AC/HA: 0.12243 | Total SF/SM: 5333 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 463,992 | Spl Credit | Total: 464,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13837206
Const Adj.:	0.98980200
Adj $ / SQ:	191.550
Other Features:	114000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616814
Depreciation:	114727
Depreciated Total:	502086

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

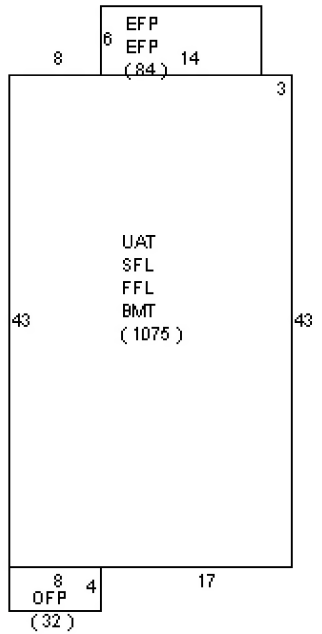
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	191.55
Special Features:	0	Val/Su Net:	135.92
Final Total:	502100	Val/Su SzAd	233.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	57.460	61,775
FFL	First Floor	1,075	191.550	205,916
SFL	Second Floor	1,075	191.550	205,916
UAT	Upper Attic	269	76.620	20,592
EFP	Enclos Porch	168	42.990	7,222
OFP	Open Porch	32	43.550	1,394

Net Sketched Area:	3,694			Total:	502,815
Size Ad	2150	Gross Are	4500	FinArea	2150

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	AV	2016	3.71	T	5	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900